

Ref: 24276_2026.04.02_lt.pl01.cf
Date: 02nd April 2026



7 Paynes Park
Hitchin
Hertfordshire
SG5 1EH

01462 420800 | 01799 530097

info@bbr-design.co.uk

www.bbr-design.co.uk

Planning Department
North Herts Council

By email only.



Dear sir/madam,

RE: Variation of Condition no.02 for substitution of the approved drawing no's for 23/02348/FPH for the Two storey rear extension, front porch and external rendering. Insertion of windows to existing detached garage following removal of garage doors to facilitate conversion of garage to storage/gym/shower. Alterations to existing drive, alterations to openings (amended by plans received 15/12/23) at 18 Standhill Close, Hitchin, Hertfordshire, SG4 9BW.

We enclose a Section 73 application to vary condition 02 of approval reference 23/02348/FPH for the Two storey rear extension, front porch and external rendering. Insertion of windows to existing detached garage following removal of garage doors to facilitate conversion of garage to storage/gym/shower. Alterations to existing drive, alterations to openings, to enable substitution of the approved drawings no's.

Condition 02 of the approval states:

"The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above."

As part of this application, several of the listed approved drawing numbers in the approval of 23/02348/FPH will be replaced:

- Omit 22144-001.
- Omit 22144-012 Rev A.
- Omit 22144-010 Rev D.
- Replace with 24276_PL13__Proposed-Ground-Floor-Plan.
- Replace with 24276_PL14__Proposed-First-Floor-Plan.
- Replace with 24276_PL15__Proposed-Elevations.

The variation of the drawing numbers listed will facilitate the localised extension of the approved proposed two-storey rear extension element, from 3m in depth to 3.6m in depth.

We trust that the above variation is acceptable and that this variation of condition application may be approved. However, should you have any queries regarding the scope of the application then please do not hesitate to contact us at your earliest convenience.

Yours sincerely,



Chris Fitzjohn

Architectural Technologist
BSc (Hons) Dip